



Horsham District Council

Application for Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation
Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	28
Suffix	
Property Name	
Address Line 1	Winterbourne
Address Line 2	
Address Line 3	West Sussex
Town/city	Horsham
Postcode	RH12 5JW

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
519027	133319

Description

Applicant Details

Name/Company

Title

Mr

First name

Thomas

Surname

Dawson

Company Name

Address

Address line 1

28 Winterbourne

Address line 2

Address line 3

Town/City

Horsham

County

Country

United Kingdom

Postcode

RH12 5JW

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Erection of an infill ground floor extension with a first floor extension over. Extension to existing garage to provide additional bedrooms

Reference number

DC/24/1325

Date of decision (date must be pre-application submission)

22/08/2025

Please state the condition number(s) to which this application relates

Condition number(s)

DC/24/1325

Has the development already started?

- ☒ Yes
- ☐ No

If Yes, please state when the development was started (date must be pre-application submission)

01/12/2025

Has the development been completed?

- ☐ Yes
- ☒ No

Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

The approved condition requires materials to match the existing dwelling. The tiles used on the extension are interlocking concrete roof tiles, consistent with the approved material type. However, it was not possible to achieve an exact colour match to the existing roof tiles due to their significant weathering over time. While there is a slight variation in colour at present, this reflects the contrast between new and weathered materials and is expected to diminish over time.

The installed tiles were selected following consultation with suppliers as the closest available match in terms of profile, style, and overall appearance of the existing roof. As such, the development accords with the intent of the approved condition and this application seeks to regularise the materials as constructed.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

It is proposed that the condition be varied to allow the use of the interlocking tiles as installed on the rear extension.

The tiles are the same in style, profile, and form to the existing roof and provide the closest achievable visual match given the weathered condition of the original materials. While there is a variation in colour at present, this reflects the difference between new and weathered materials and will soften over time. The extension is located to the rear of the property and is not visible from the public realm, resulting in no material impact on the character or appearance of the street scene.

The development as constructed preserves the overall appearance of the property and is not considered to result in any material harm to visual amenity.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☐ Yes
☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

Surname

Reference

EN/26/0050

Date (must be pre-application submission)

18/03/2026

Details of the pre-application advice received

To submit a new application as a REMCON - Variation of Condition 3 of previously approved application DC/24/1325 (Erection of an infill ground floor extension with a first floor extension over. Extension to existing garage to provide additional bedrooms) Material change on the external facade of the extended roof from the red/brown tiles approved to match existing, to this different type of roof tile which are of a dark blackish colour.

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ☒ Yes
☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

- ☐ Yes
☒ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

*** "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.**

**** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- ☒ The Applicant
☐ The Agent

Title

Mr

First Name

Thomas

Surname

Dawson

Declaration Date

08/04/2026

☒ Declaration made

Declaration

I/We hereby apply for Removal/Variation of a condition as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Thomas Dawson

Date

09/04/2026